

AMENDED



**CITY OF MONTEBELLO
CITY COUNCIL
REGULAR MEETING**

WEDNESDAY, OCTOBER 22, 2025 AT 6:00 PM

TELECONFERENCE LOCATION
FOR COUNCILMEMBER PERLATA:
TRU BY HILTON LATHROP
161 EAST LOUISE AVENUE,
LATHROP, CA 95330

**CITY HALL COUNCIL CHAMBERS
1600 WEST BEVERLY BOULEVARD
MONTEBELLO, CALIFORNIA**

CITY COUNCIL

Salvador Melendez, Mayor
Georgina Tamayo, Mayor Pro Tem
Scarlet Peralta, Councilmember
Ric Alonzo, Councilmember
Danielle Romero, Councilmember

CITY MANAGER
Raul Alvarez

CITY TREASURER
David Matanga

CITY ATTORNEY
Arnold M. Alvarez-Glasman

CITY CLERK
Christopher Jimenez

DEPARTMENT HEADS

Assistant City Manager
Fire Chief
Police Chief
Director of City Clerk Services
Director of Finance
Director of Human Resources
Director of Planning/Community Development
Director of Public Works
Director of Recreation and Community Services
Director of Transportation

Angelica Palmeros
Fernando Pelaez
Luis Lopez
Kimberly Guillen
Michael Solorza
Ramon Figueroa
Joseph Palombi
Cesar Roldan
David Sosnowski
John Soria

NOTICES

This City Council Meeting ("Council") will be held in person and will meet at **City Hall – City Council Chambers, 1600 West Beverly Boulevard, Montebello, California.** The meeting will be live streamed and can be watched on the City's website and YouTube Channel via the following link: <https://www.montebelloca.gov>, and may also be viewed on Spectrum Public Access Channel 3 for all Spectrum cable subscribers.

AMERICANS WITH DISABILITIES ACT: In compliance with the Americans with Disabilities Act (ADA) any person with a disability who requires special accommodations in order to participate in a meeting should contact the Administration Office at (323) 887-1437 Monday-Thursday from 7:30 a.m.-5:30 p.m. Please call 48 hours prior to the meeting to ensure that reasonable arrangements can be made to provide accessibility to this meeting (28 CFR 35.102-35.104 ADA Title II 1203). If you require translation services, please contact the City Clerk's office 72 hours before this meeting. **Si necesita servicios de traducción, comuníquese con la Oficina del Secretario Municipal 72 horas antes de esta reunión.** 如果您需要翻译服务, 请在会议前 72 小时联系市书记员办公室.

RULES OF DECORUM:

Pursuant to Section 54957.95 of the Government Code, the presiding member of the legislative body conducting a meeting, or their designee, is authorized to remove, or cause the removal of, an individual for disrupting the meeting. Any such removal will be preceded by a warning to the disruptive individual by the presiding member of the legislative body or their designee that the individual's behavior is disrupting the meeting and that the individual's failure to promptly cease their disruptive behavior may result in their removal.

PUBLIC COMMENTS:

In-Person: For those interested in participating during the Public Comment period(s) or public testimony period for Public Hearings of the City Council meetings, you may address the City Council ***in person only the day of the meeting.*** Speakers will be required to fill out a speaker card provided at the door and submit it to City Clerk staff prior to each Public Comment announcement period. Staff will number and call each speaker card in the order received. ***Closed Session begins at 6:00 p.m. and Regular Session begins immediately thereafter; if there is no Closed Session, Regular Session will begin at 6:00 p.m.***

AGENDA MATERIALS: The agenda and/or agenda packet are available for public inspection at City's website at: [Agendas, Minutes, and Videos](#),

IN CONSIDERATION OF OTHERS, PLEASE TURN OFF, OR MUTE, ALL CELL PHONES AND PAGERS
THANK YOU FOR YOUR COOPERATION

OPENING CEREMONIES

CALL TO ORDER - 6:00 P.M.

ROLL CALL

ANNOUNCEMENT OF CLOSED SESSION ITEMS

PUBLIC COMMENTS ON CLOSED SESSION ITEMS

At this time, the public may submit a speaker card to the City Clerk staff for Closed Session items, prior to the beginning of this statement. Speakers will be called in the order received. Please be aware that the maximum time allotted for members of the public to speak on Closed Session items shall not exceed three (3) minutes per person. State Law prohibits the City Council from taking action or entertaining extended discussion on a topic not listed on the agenda. Please show courtesy to others and direct all of your comments to the Mayor and City Council.

CLOSED SESSION

The City Attorney shall provide a briefing on the item listed for Closed Session as follows:

1. **PUBLIC EMPLOYEE PERFORMANCE EVALUATION**
Government Code Section 54957
Title: City Manager
2. **CALIFORNIA STATE AUDIT UPDATE**
Government Code Section 54956.75
3. **CONFERENCE WITH LABOR NEGOTIATORS**
Government Code Section 54957.6
Agency Negotiator: City Manager
Employee Organization: Montebello Executive Management Association
4. **CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION**
Government Code Section 54956.9(d)(1)
I. Navarro v. City of Montebello, et al.
Case No. ADJ13310066, ADJ2613081, ADJ2548565, ADJ15539383, ADJ7472140, ADJ7964720, ADJ2654347, ADJ10708805, ADJ3507314, ADJ6779197, ADJ12495501, ADJ2613081, ADJ6773842

REGULAR SESSION - IMMEDIATELY FOLLOWING CLOSED SESSION

CLOSED SESSION REPORT

INVOCATION

PLEDGE OF ALLEGIANCE

CORRECTIONS TO THE AGENDA - CITY MANAGER

CEREMONIAL ITEMS/PRESENTATIONS

5. **PINNING CEREMONY FOR FIREFIGHTER EDGAR RAMIREZ**
6. **WASHINGTON CORRIDOR TRANSIT-ORIENTED COMMUNITIES AND MULTIMODAL CONNECTIVITY SPECIFIC PLAN PROJECT**

PUBLIC COMMENTS ON NON-AGENDA ITEMS (30 MINUTES)

At this time, the public may submit speaker card(s) to the City Clerk staff, for both agenda and non-agenda items, prior to

the beginning of this statement; Public Hearing items do not require a speaker card.

The City Council will address non-agenda items during this section and speakers will be called in the order received. Those persons not accommodated during this 30-minute period will have an opportunity to speak under “Public Comments – Continued”, after all scheduled matters have been considered. **Public Hearing, Regular Business and/or Consent Calendar items will be addressed at the time that matter of business is heard, in the order received.**

Please be aware that the maximum time allotted for members of the public to speak shall not exceed three (3) minutes per speaker. State Law prohibits the City Council from taking action or entertaining extended discussion on a topic not listed on the agenda. Please show courtesy to others and direct all of your comments to the Mayor and City Council.

STAFF COMMUNICATIONS ON ITEMS OF COMMUNITY INTEREST

PUBLIC HEARING

7. **ADOPTION OF AN ORDINANCE APPROVING DEVELOPMENT AGREEMENT NO. 03-24 (AGREEMENT NO. 4417) BETWEEN THE CITY OF MONTEBELLO AND ALTAMED HEALTH SERVICES CORPORATION IN CONNECTION WITH THE ESTABLISHMENT AND OPERATION OF A PRIVATE ART GALLERY WITHIN A COMMERCIAL UNIT IN THE MONTEBELLO TOWN SQUARE SHOPPING CENTER LOCATED AT 1401 NORTH MONTEBELLO BOULEVARD, MONTEBELLO, CALIFORNIA**

RECOMMENDATION: It is recommended that the City Council:

1. Introduce and waive first reading of Ordinance No. 2484 approving Development Agreement No. 03-24 (Agreement No. 4417) between the City of Montebello and AltaMed Health Services Corporation in connection with the establishment and operation of a private art gallery located at 1401 North Montebello Boulevard, Montebello, CA 90640; and
2. Determine and Find that the project (ENV. No. 13-25) is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) – Common Sense Exemption; and
3. Take such additional and/or related action that may be desirable.

REGULAR BUSINESS

8. **FISCAL YEAR 2025-26 FIRST QUARTER BUDGET REPORT**

RECOMMENDATION: It is recommended that the City Council:

1. Receive and file this agenda report and the presentation on the Fiscal Year 2025-26 First Quarter Budget Report; and,
2. Amend the Compensation Plan and Table of Organization (Position Listing), Resolution No. 25-xx for certain Fire, Community Development and Finance Department classifications; and,
3. Amend the Master Position Control to reflect changes to the Table of Organization; and,
4. Approve new and updated Job Classifications for positions in Fire and Finance; and,
5. Take such additional, related action that may be desirable.

9. **AMEND THE FISCAL YEAR 2025-26 TRANSIT CAPITAL IMPROVEMENT PROGRAM FOR VARIOUS PROJECTS**

RECOMMENDATION: It is recommended that the City Council:

1. Amend the Transportation Department (Transit) Capital Improvement Program (CIP) budget for Fiscal Year 2025-26, for a total amount of \$14,181,843 in the accounts and amounts as listed on Attachments A and B; and
2. Take such additional, related, action that may be desirable.

CONSENT CALENDAR

All matters listed under the Consent Calendar are considered to be routine. Any items a member wishes to discuss, including any items the public submitted speaker cards for, should be designated at this time. All other items may be approved in a single motion. Such approval will also waive the reading of any Ordinance.

10. AMEND THE FISCAL YEAR 2025-26 CAPITAL IMPROVEMENT PROGRAM BUDGET TO APPROPRIATE CARRYOVER FUNDS FOR VARIOUS PROJECTS**RECOMMENDATION: It is recommended that the City Council:**

1. Amend the adopted Fiscal Year 2025-26 budget by increasing appropriations in the various accounts and amounts as detailed on Attachment A, Capital Improvement Program; and
2. Take such additional, related action that may be desirable.

11. AWARD PROFESSIONAL SERVICES AGREEMENT NO. 4419 TO TREE PEOPLE TO PRODUCE AN URBAN FORESTRY MANAGEMENT PLAN**RECOMMENDATION: It is recommended that the City Council:**

1. Award Professional Services Agreement No. 4419 to TreePeople, Inc. to produce an Urban Forest Management Plan, in the amount of \$597,500 payable from Cal Fire grant funds in Account No. 249-30-320-6040.10 (Cal Fire Urban Forestry Management, Public Works, Trees, Contract Services Outside Contracts); and
2. Authorize the City Manager to execute the professional services agreement; and
3. Take such additional, related action that may be desirable.

12. AWARD PROFESSIONAL SERVICES AGREEMENT NO. 4420 TO WEST COAST ARBORIST FOR INVENTORY OF THE CITY'S URBAN FOREST AND PURCHASE OF TREES**RECOMMENDATION: It is recommended that the City Council:**

1. Award Professional Services Agreement No. 4420 to West Coast Arborists, Inc. to conduct an inventory of the City's urban forest in the not-to-exceed amount of \$186,000, with \$180,000 payable from reimbursable Cal Fire grant funds (Account No. 249-30-320-6040.10, Cal Fire Urban Forestry Management, Public Works, Trees, Contract Services Outside Contracts), and \$6,000 from Account No. 100-30-320-6040.10 (General Fund, Public Works, Trees, Contract Services Outside Contracts); and
2. Authorize the City Manager to execute the professional services agreement in good faith; and
3. Take such additional, related action that may be desirable.

13. AWARD PROFESSIONAL SERVICES AGREEMENT NO. 4421 TO HERRERA'S COATINGS RESTORATION FOR THE REFURBISHMENT OF PUBLIC RESTROOMS AT CHET HOLIFIELD, REGGIE RODRIGUEZ AND OTHER CITY PARK FACILITIES**RECOMMENDATION: It is recommended that the City Council:**

1. Find that it would be impractical, useless, or uneconomical for this project to follow the bidding procedures, and that the welfare of the public would be promoted by dispensing said procedures; and
2. By a four-fifths vote of the City Council, staff recommend authorizing the dispensing of a formal request for proposal (RFP) procedure and award a professional services agreement for the refurbishment of public restrooms at Chet Holifield, Reggie Rodriguez, and other City Park Facilities, in accordance with Montebello Municipal Code Chapter 3.21.025(C) -- Conformance with Bidding Procedures; and
3. Due to the vendor's familiarity, experience, intimate knowledge, and dealings with epoxy restoration of walls and floors in City facilities, award Professional Services Agreement No. 4421 to Herrera's Coatings Restoration for the amount of \$75,000; and
4. Authorize the City Manager to execute the professional services agreement; and
5. Take such additional, related action that may be desirable.

14. APPROVE AMENDMENT NO. 2 TO AGREEMENT NO. 3936 WITH A & A FLEET PAINTING, INC., TO PROVIDE VEHICLE PAINT AND BODY REPAIR SERVICES

RECOMMENDATION: It is recommended that the City Council:

1. Approve Amendment No. 2 to Agreement No. 3936 with A & A Fleet Painting Inc. (A & A Fleet), for an additional one-year (1-year) term, to provide vehicle paint and body repair services; and
2. Authorize the City Manager to execute Amendment No. 2 on the City's behalf; and
3. Take such additional, related action that may be desirable.

15. APPROVE AGREEMENT NO. 4422 BETWEEN THE CITY OF MONTEBELLO AND BLINK NETWORK, LLC FOR THE INSTALLATION, OPERATION, MANAGEMENT AND MAINTENANCE OF ELECTRIC VEHICLE CHARGING STATIONS

RECOMMENDATION: It is recommended that the City Council:

1. Approve the Exclusive Electric Vehicle Charging Services Agreement No. 4422 with Blink Network, LLC for the installation, operation, management, and maintenance of the electric vehicle charging stations at City Hall; and
2. Authorize the City Manager to negotiate terms and execute the agreement on behalf of the City; and
3. Take such additional, related action that may be desirable.

16. APPROVE SUBMITTAL OF AN APPLICATION TO THE CALIFORNIA DEPARTMENT OF TRANSPORTATION COMMUNITY CLEANUP AND EMPLOYMENT PATHWAY GRANT PROGRAM

RECOMMENDATION: It is recommended that the City Council:

1. Authorize staff to submit a grant application through the California Department of Transportation (Caltrans), which administers the Community Cleanup and Employment Pathway Grants Program; and
2. Authorize the City Manager to execute all applicable documents in good faith; and
3. Take such additional, related action that may be desirable.

17. ELIMINATION OF CERTAIN FUNDED VACANT POSITIONS FOR FISCAL YEAR 2025-26 OPERATING BUDGET

RECOMMENDATION: It is recommended that the City Council:

1. Approve the elimination of certain funded vacant positions for Fiscal Year 2025-26; and
2. Approve the updated Master Position Control (Attachment A); and,
3. Take such additional, related action that may be desirable.

18. ADOPT A RESOLUTION DEFINING AND CONFIRMING CERTAIN POLICIES TO BE IMPLEMENTED RELATING TO MONTEBELLO MUNICIPAL CODE CHAPTER 5.90 - COMMERCIAL CANNABIS ACTIVITIES

RECOMMENDATION: It is recommended that the City Council:

1. Adopt Resolution No. 25-92 to confirm the City's intent to cease accepting applications from any new potential cannabis operators and to establish and implement policies consistent with the provisions of Chapter 5.90 - *Commercial Cannabis Activities* of the Montebello Municipal Code ("MMC"); and
2. DETERMINE AND FIND that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) – Common Sense Exemption; and
3. Take such additional and/or related action that may be desirable.

19. APPROVAL OF MINUTES: OCTOBER 8, 2025, CITY COUNCIL MEETING

RECOMMENDATION: It is recommended that the City Council:

1. Approve said Minutes as is.

20. PAYMENT OF BILLS: ADOPT RESOLUTION NO. 25-90 APPROVING THE CITY WARRANT REGISTER OF DEMANDS DATED OCTOBER 22, 2025

RECOMMENDATION: It is recommended that the City Council:

1. Adopt Resolution No. 25-90 approving the Warrant Register dated October 22, 2025.

PUBLIC COMMENTS - CONTINUED

AB 1234 TRAVEL REPORTS

Members will provide a brief report on meetings attended at the expense of the local agency as required by Government Code Section 53232.3(d).

COUNCIL/AGENCY ORALS

Announcements and requests for future agenda items.

- **Ric Alonzo, Councilmember**
- **Danielle Romero, Councilmember**
- **Georgina Tamayo, Mayor Pro Tem**
- **Scarlet Peralta, Councilmember**
- **Salvador Melendez, Mayor**

CLOSED SESSION - CONTINUED

ADJOURNMENT

The City of Montebello will adjourn to the next **Regular Meeting on November 12, 2025, at 6:00 p.m.**, which can be live-streamed at <https://www.montebellocal.gov> (Click on Live Stream).

I, Kimberly Guillen, Director of City Clerk Services for the City of Montebello, hereby certify that a copy of this agenda has been posted on or before **Sunday, October 19, 2025, no later than 6:00 p.m.**



Kimberly Guillen, Director of City Clerk Services

EXHIBIT - CITY OF MONTEBELLO FORECASTED AGENDA

Please note, the attached exhibit is a draft version that is to be used for reference purposes only; agenda items, information, and dates are subject to change. The exhibit will be placed at the end of the Agenda Packet.

- **CITY OF MONTEBELLO FORECASTED AGENDA**